



# SOUTHEAST IDAHO

BANNOCK, BEAR LAKE, BINGHAM, CARIBOU, FRANKLIN, ONEIDA, & POWER COUNTIES

## EMPLOYMENT TRENDS

The Pocatello Metropolitan Statistical Area's (MSA) seasonally adjusted unemployment rate for February 2004 was 4.7 percent, unchanged from January 2004. The MSA's rate was eight-tenths of a percentage point below the 5.5 percent rate experienced one year ago. The area's rate was one-tenth of a percentage point below Idaho's February rate of 4.8 percent, which was up one-tenth of a percentage point from January. Cold, wintry weather continued through February and curtailed new economic activity.

The February rate was the lowest that the MSA has experienced since May 2001 when it was 3.9 percent.

The MSA experienced a gain of 720 *Nonfarm Payroll Jobs* in February 2004 (33,330) over January 2004 (32,580) as shown in Southeast Idaho Table 1. The gain occurred exclusively in the *Service-Providing Industries* in *Government Education*, which gained 490 jobs and *Professional & Business Services*, which gained 280 jobs. The increase occurred because schools returned to normal employment levels after the holiday/semester break and aggressive recruitment occurred in the *Business Support* sector. The *Goods-Producing Industries* experienced a loss of 30 jobs in February 2004 (3,850) from January 2004 (3,880). The loss of *Construction* jobs (30) was because some construction projects wrapped up and inclement weather prevented the start of new construction projects. The MSA experienced a gain of 380 *Nonfarm Payroll Jobs* in February 2004 over February 2003. As in month-over-month changes, the year-over-year increase was in the *Service-Providing Industries*. The *Goods-Producing Industries* experienced a loss of 170 jobs over the year in *Construction* (-180), because more

Southeast Idaho Table 1: Labor Force & Employment  
Pocatello City MSA (Bannock County)

	Feb 2004*	Jan 2004	Feb 2003	% Change From	
				Last Month	Last Year
<b>INDIVIDUALS BY PLACE OF RESIDENCE</b>					
<b>Seasonally Adjusted</b>					
Civilian Labor Force	40,200	39,700	40,210	1.3	0.0
Unemployment	1,890	1,880	2,210	0.5	-14.5
% of Labor Force Unemployed	4.7	4.7	5.5		
Total Employment	38,310	37,820	38,000	1.3	0.8
<b>Unadjusted</b>					
Civilian Labor Force	41,080	40,180	41,060	2.2	0.0
Unemployment	2,280	2,230	2,600	2.2	-12.3
% of Labor Force Unemployed	5.6	5.6	6.3		
Total Employment	38,800	37,950	38,460	2.2	0.9
<b>JOBS BY PLACE OF WORK</b>					
<b>Nonfarm Payroll Jobs** - NAICS</b>	33,300	32,580	32,920	2.2	1.2
<b>Goods-Producing Industries</b>	3,850	3,880	4,020	-0.8	-4.2
Natural Resources & Mining	10	10	10	0.0	0.0
Construction	1,310	1,340	1,490	-2.2	-12.1
Manufacturing	2,530	2,530	2,520	0.0	0.4
Food Manufacturing	460	450	440	2.2	4.5
Fabricated Metal Product Manufacturing	120	110	100	9.1	20.0
Machinery Manufacturing	30	30	30	0.0	0.0
Other Manufacturing	1,920	1,940	1,950	-1.0	-1.5
<b>Service-Providing Industries</b>	29,450	28,700	28,900	2.6	1.9
Trade, Transportation & Utilities	6,690	6,700	6,560	-0.1	2.0
Wholesale Trade	1,030	1,030	1,020	0.0	1.0
Retail Trade	4,370	4,390	4,290	-0.5	1.9
Utilities	40	40	40	0.0	0.0
Transportation & Warehousing	1,250	1,240	1,210	0.8	3.3
Information	660	660	600	0.0	10.0
Financial Activities	1,810	1,820	1,900	-0.5	-4.7
Professional & Business Services	3,530	3,250	3,640	8.6	-3.0
Educational & Health Services	2,660	2,610	2,790	1.9	-4.7
Leisure & Hospitality	3,210	3,160	3,210	1.6	0.0
Other Services	900	910	800	-1.1	12.5
Government Education	5,800	5,310	5,570	9.2	4.1
Government Administration	4,200	4,270	3,830	-1.6	9.7

\*Preliminary Estimate

\*\*Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

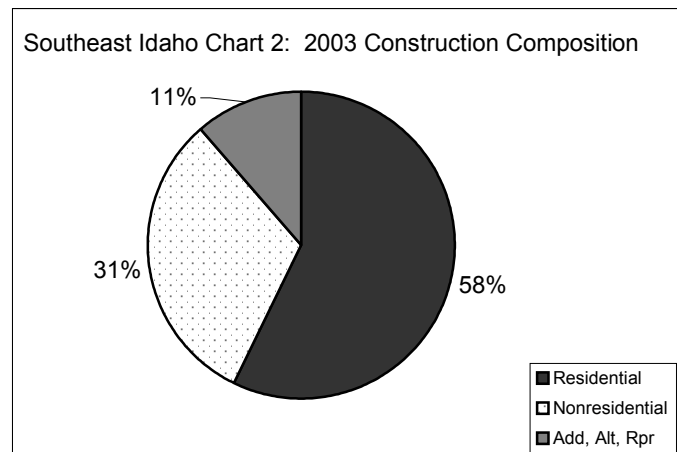
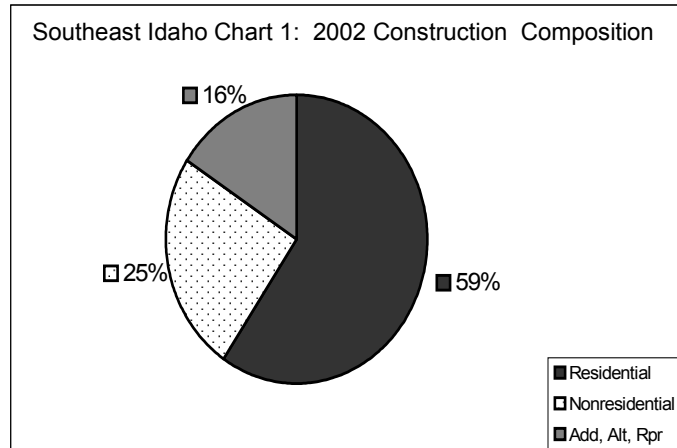
severe winter conditions in February 2004 than in February 2003 lowered construction activity.

## Special Topic: 2003 Construction Activity

According to Wells Fargo's *Idaho Construction Report, December 2003*, area construction improved in 2003 over 2002. The report covers only four of the area's seven counties and includes Montpelier and Soda Springs Cities, but does not include Bear Lake or Caribou County. The report also does not include any activity in Oneida County.

Southeast Idaho construction activity in 2003 reached \$119,798,114, an increase of 19.9 percent over 2002 when it was \$99,868,894, as seen in

Southeast Idaho Table 2: Southeast Idaho Construction				
County/Area	2002	2003	\$ Change 2002-2003	% Change 2002-2003
Bannock Co.	\$55,177,820	\$68,631,816	\$13,453,996	24.4
Bingham Co.	\$28,497,642	\$34,639,647	\$6,142,005	21.6
Franklin Co.	\$10,347,381	\$10,045,099	-\$302,282	-2.9
Power Co.	\$4,424,367	\$5,167,715	\$743,348	16.8
Montpelier City	\$784,952	\$774,827	-\$10,125	-1.3
Soda Springs City	\$636,732	\$530,010	-\$106,722	-16.8
<b>Southeast Area</b>	<b>\$99,868,894</b>	<b>\$119,789,114</b>	<b>\$19,920,220</b>	<b>19.9</b>



Southeast Idaho Table 2. Southeast Idaho construction activity outpaced statewide construction activity during that time. In 2003 Idaho's construction activity reached \$2,362,960,764, an increase of 13.4 percent over 2002 when it was \$2,083,156,523. Southeast Idaho Charts 1 and 2 show the composition of construction activity in 2002 and 2003. Nonresidential construction increased its share of construction activity in 2003 over 2002 by 6.0 percent. Residential construction and *Additions, Alterations & Repairs* decreased as a percent of all construction activity in 2003 from 2002 by 1.0 and 5.0 percent, respectively. Three

counties within Southeast Idaho – Bannock, Bingham, and Power - experienced increased construction activity in 2003 over 2002. The remaining areas included in the report—Franklin County, Montpelier City, and Soda Springs City—experienced decreased construction in 2003. See Southeast Idaho Chart 3 on page 22 for percent change per area from 2002 to 2003. Southeast Idaho Chart 4 (page 22), illustrates annual percentage changes from 1999 to 2003 for each area.

- In 2003 Bannock County's construction reached \$68,631,816, an increase of 24.4 percent in 2003 over 2002 when it was \$55,177,820. Residential construction led with over \$38 million in activity. Nonresidential construction had the highest rate of increase at 58.5 percent and accounted for nearly \$21 million in activity. *Additions, Alterations, & Repairs* fell nine tenths of a percentage point from 2002, but accounted for over \$9 million.
- Bingham County's 2003 construction reached \$34,639,647, an increase of 14.3 percent over 2002 when it was \$28,497,642. Residential construction experienced the highest level of activity at over \$19 million. Nonresidential construction experienced the highest rate of increase at 74.9 percent and contributed more than \$12 million in construction activity. *Additions, Alterations, & Repairs* fell 37.4 percent from 2002, but added over \$2.5 million.
- Franklin County's construction activity reached \$10,045,099 in 2003 but declined 2.9 percent from 2002 when it was \$10,347,381. Residential construction led with over \$7.5 million in activity, but fell slightly (-0.9 percent) from 2002 when it was over \$7.6 million. Nonresidential construction, at nearly \$1.3 million, increased 21.4 percent over 2002, and *Additions, Alterations, & Repairs* followed with nearly \$1.2 million down 28.4 percent from 2002 when it was over \$1.6 million.
- Power County enjoyed increased construction activity in 2003 over 2002. Construction reached \$5,167,715 in 2003, an increase of 16.8 percent over 2002 when it was \$4,424,367. Residential construction jumped 41.8 percent in 2003 to nearly \$2.5 million. Nonresidential construction fell 10.9 percent but totaled over \$2.1 million in 2003. *Additions, Alterations, & Repairs* nearly doubled in 2003 to \$483,905 from 2002 when it was \$253,078.

Continued on page 22

- Montpelier's construction fell slightly (-1.3 percent) in 2003 to under \$775,000 from 2002 when it was over \$780,000. Residential construction increased 6.0 percent to \$318,000 while nonresidential construction fell 76.2 percent to 62,900. *Additions, Alterations, & Repairs* more than doubled in 2003 to \$393,927 from 2002 when it was \$181,952.
- In 2003, Soda Springs' construction fell 16.8 percent to \$530,010 from \$636,732 in 2002. Residential construction led with over \$437,000 in activity, but fell

9.7 percent from 2002 when it was \$484,000. Non-residential construction increased 29.1 percent to \$71,080 from 55,052 in 2002. *Additions, Alterations, & Repairs* fell more than 77 percent in 2003 to \$21,900 from 2002 when it was nearly \$98,000.

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